

# EXHIBIT “C”

# RESIDENTIAL BROKER PRICE OPINION

REO # \_\_\_\_\_ This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☒ Exterior Only DATE: 7/17/2012  
PROPERTY ADDRESS: 68 HAMMOCK LN SALES REPRESENTATIVE: PHH  
STATEN ISLAND, NY 10312 CLIENT NAME: Fine, Robert  
FIRM NAME: Coldwell Banker DiTommaso Realty. COMPLETED BY: \_\_\_\_\_  
PHONE NO: C# 646-872-7700, 718-667-8000 FAX NO: \_\_\_\_\_

## I. GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☒ Slow ☐ Stable ☐ Improving ☐ Excellent  
Employment conditions: ☐ Declining ☒ Stable ☐ Increasing  
Market price of this type property has: ☐ Decreased \_\_\_\_\_ % in past \_\_\_\_\_ months  
☐ Increased \_\_\_\_\_ % in past \_\_\_\_\_ months  
☒ Remained Stable  
Estimated percentage of owners vs. tenants in neighborhood: 87 % owner occupant 13 % tenant  
There is a ☐ Normal Supply ☒ Over Supply ☐ Shortage of comparable listings in the neighborhood  
Approximate number of comparable units for sale in neighborhood: 11  
No. of competing listings in neighborhood that are REO or Corporate Owned: 0  
No. of boarded or blocked-up homes: 1

## II. SUBJECT MARKETABILITY

Range of values in the neighborhood is \$: 239,000.00 to \$ 344,900.00  
Subject is an: ☐ Over improvement ☐ Under improvement ☒ Appropriate improvement for the neighborhood  
Normal marketing time in the area is: 109 days  
Are all types of financing available for the property? ☒ Yes ☐ No If no, explain: \_\_\_\_\_  
Has the property been on the market the past 12 months? ☐ Yes ☒ No If yes, \$ \_\_\_\_\_  
To the best of your knowledge, why did it not sell? \_\_\_\_\_  
Unit type: ☐ single family detached ☒ condo ☐ co-op ☐ mobile home  
☐ single family attached ☐ townhouse ☐ modular  
If condo or other association exists Fees \$ 250.00 ☒ monthly ☐ annually Current? ☒ Yes ☐ No Fee Delinquent \$ \_\_\_\_\_  
The fee includes ☐ Insurance ☐ Landscape ☒ Pool ☒ Tennis Other Water, outside maintenance  
Association contact: Name: T W Finnerty Phone No: 718-980-3657

## III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address:	68 HAMMOCK LN	93 Rolling Hill Grn			36 Hickory Cir			70 Hammock Ln		
Proximity to subject:		5 blocks			5 blocks			1 block		
Sale Price:	\$	\$ 305,000.00			\$ 325,000.00			\$ 326,500.00		
Data Sources	MLS	MLS			MLS			MLS		
Price/Gross Living Area	176.53	161.37			171.95			168.03		
Sale Date/Days on Mkt.		05/25/2012 51			12/20/2011 198			08/30/2011 201		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)Adj			DESCRIPTION +(-)Adj			DESCRIPTION +(-)Adj		
Sales/Financing Concessions										
Location	Average	Average			Average			Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site (Lot size)	0	0			0			0		
View	Average	Average			Average			Average		
Design and Appeal	Average	Average			Average			Average		
Quality of Construction	Average	Average			Average			Average		
Age	33	33			32			33		
Condition	Average	Fair			Average			Average		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	7 3 1.5	7 3 1.5			7 3 1.5			6 3 1.5		
Gross Living Area	1943 Sq. Ft.	1890 Sq. Ft.			1890 Sq. Ft.			1943 Sq. Ft.		
Basement & Finished Rooms Below Grade	100% Finished	None			None			100% Finished		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Gas FA/CAC	Gas Fa / C			Gas Fa / C			Gas Fa / C		
Energy Efficient Items	No	No			No			No		
Garage/Carport	1CarAtt	CarPort			CarPort			1CarAtt		
Porches, Patio, Deck	Porch/				Deck/			Porch/ Deck/		
Fireplace(s), etc.										
Fence, Pool, Etc.		Fence								
Other					Shed					
NET Adj (total)		0.00			0.00			0.00		
Adjusted Sales Price of Comparables		305,000.00			325,000.00			326,500.00		

REO # \_\_\_\_\_

#### IV. MARKETING STRATEGY

☒ As-Is ☐ Minimal Lender Required Repairs ☐ Repaired Most Likely Buyer: ☒ Owner Occupant ☐ Investor

#### I. REPAIRS

Itemize ALL repairs needed to bring property from the present "as is" condition to average marketable condition for the neighborhood  
Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____

GRAND TOTAL FOR ALL REPAIRS: \$ 0.00

#### VI. COMPETITIVE LISTINGS

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address:	68 HAMMOCK LN	389 Rolling Hill Grn			40 Rolling Hill Grn			175 Russek Dr		
Proximity to subject:		5 blocks REO/Corp <input type="checkbox"/>			5 blocks REO/Corp <input type="checkbox"/>			1 block REO/Corp <input type="checkbox"/>		
List Price:	\$ _____	\$ 319,900.00			\$ 339,000.00			\$ 344,900.00		
Price/Gross Living Area	176.53	164.81			179.36			191.08		
Data Sources	MLS	MLS			MLS			MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)Adj		DESCRIPTION	+(-)Adj		DESCRIPTION	+(-)Adj	
Sales/Financing Concessions										
Days on Market		7			107			175		
Location	Average	Average			Average			Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site (Lot size)	0	0			0			0		
View	Average	Average			Average			Average		
Design and Appeal	Average	Average			Average			Average		
Quality of Construction	Average	Average			Average			Average		
Age	33	32			32			32		
Condition	Average	Average			Average			Average		
Above Grade	Total Bdms Baths	Total Bdms Baths			Total Bdms Baths			Total Bdms Baths		
Room Count	7 3 1.5	7 3 1.5	.00		7 3 2.5	.00		6 3 1.5	.00	
Gross Living Area	1943 Sq. Ft.	1941 Sq. Ft.			1890 Sq. Ft.			1805 Sq. Ft.		
Basement & Finished Rooms Below Grade	100% Finished	None			None			None		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Gas FA/CAC	Gas Fa / C	Ac		Gas Fa / C	Ac		Gas Fa / C	Ac	
Energy Efficient Items	No	No			No			No		
Garage/Carport	1 Car Att	None			None			None		
Porches, Patio, Deck	Porch/	Deck/						Patio/		
Fireplace(s), etc.										
Fence, Pool, Etc.		Fence			Fence			Fence		
Other										
NET Adj (total)		<input type="checkbox"/> + <input type="checkbox"/> -	0.00		<input type="checkbox"/> + <input type="checkbox"/> -	0.00		<input type="checkbox"/> + <input type="checkbox"/> -	0.00	
Adjusted Sales Price of Comparables			319,900.00			339,000.00			344,900.00	

#### VII. THE MARKET VALUE (The value must fall within the indicated value of the Competitive Closed Sales)

	Market Value	Suggested List Price
AS IS	\$ 326,000.00	\$ 343,000.00
REPAIRED	\$ 326,000.00	\$ 343,000.00

#### VIII. COMMENTS (Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc.)

SC: The Subject property is a 33 year old single family attached condo unit. This property has a garage and a full basement. The exterior and front landscaping appear to be in Good condition with no deferred maintenance. This unit is one of 96 that use the community pool and tennis courts. The Subject conforms to the neighborhood. The neighborhood is a quiet well maintained community of many long time residents. There are nearby schools, public parks, beaches, and athletic fields. There is shopping, neighborhood services, and public transportation. NC: There is a lack of parking in this neighborhood. Otherwise it is a quiet well maintained community of many long time residents. There are nearby schools, public parks, beaches, and athletic fields. There is shopping, neighborhood services, and public transportation.